

2020 MAY 26 P 1:05

## RESOLUTION NO. 2020-12

CINDY TERRY

A RESOLUTION OF THE LAFAYETTE COMMON COUNCIL APPROVING  
AN AMENDING DECLARATORY RESOLUTION AND PLAN OF THE  
REDEVELOPMENT COMMISSION AND ORDER OF THE TIPPECANOE  
COUNTY AREA PLAN COMMISSION

WHEREAS, the City of Lafayette ("City") Redevelopment Commission (the "Commission"), on October 26, 2006, adopted Resolution No. LRC-2006-22 (the "Consolidated Central Declaratory Resolution") establishing the Consolidated Central Lafayette Redevelopment Area (the "Consolidated Central Area") and Consolidated Central Allocation Area in accordance with Indiana Code 36-7-14-39 and approving the Consolidated Central Lafayette Redevelopment Plan, as amended (the "Consolidated Central Plan") for the Consolidated Central Area;

WHEREAS, the Commission adopted Resolution No. LRC-2006-25 on November 16, 2006, as further amended on July 26, 2007 by Resolution No. LRC-2007-06, on May 24, 2012 by Resolution No. LRC-2012-08 and on February 25, 2013 by Resolution No. LRC-2013-06 (collectively, as amended, the "Consolidated Creasy Lane Declaratory Resolution"), establishing and expanding the Consolidated Creasy Lane Economic Development Area (the "Consolidated Creasy Lane Area") and Consolidated Creasy Lane Allocation Area (the "Consolidated Creasy Lane Allocation Area") in accordance with Indiana Code 36-7-14-39 and approving the economic development plan for the Consolidated Creasy Lane Area, as amended (the "Consolidated Creasy Lane Plan");

WHEREAS; the Consolidated Central Plan and the Consolidated Creasy Lane Plan are hereinafter collectively referred to as the "Original Plans";

WHEREAS, the Commission adopted Resolution No. LRC-2013-06 on February 25, 2013, to, among other matters, (i) expand the Consolidated Creasy Lane Area and Consolidated Creasy Lane Allocation Area by adding approximately 196 new acres to the Consolidated Creasy Lane Area and the Consolidated Creasy Lane Allocation Area; (ii) re-characterize the Consolidated Central Area as an economic development area pursuant Indiana Code 36-7-14-41; (iii) consolidate the Consolidated Central Area and the Consolidated Creasy Lane Area, as therein expanded, into one economic development area to be known as the "Consolidated Creasy/Central Economic Development Area" (the "2013 Consolidated Area"); and (iv) consolidate and amend the Original Plans (the "2013 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2014-10 on August 28, 2014, to, among other matters, (i) expand the 2013 Consolidated Area (the 2013 Consolidated Area, as so amended, the "Consolidated Area"); and (ii) amend the 2013 Consolidated Plan to add projects thereto (as amended, the "2014 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2015-4 on July 17, 2015, amending the 2014 Consolidated Plan to add projects thereto (as amended, the "2015 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2017-1 on July 27, 2017, amending the 2015 Consolidated Plan to add projects thereto (as amended, the “2017 Consolidated Plan”);

WHEREAS, the Commission adopted Resolution No. LRC-2018-10 on August 23, 2018 amending the 2017 Consolidated Plan to add projects thereto (as amended, the “2018 Consolidated Plan”);

WHEREAS, the Commission adopted Resolution No. LRC-2019-09 on December 19, 2019 amending the 2018 Consolidated Plan to add projects thereto (as amended, the “2019 Consolidated Plan”);

WHEREAS, the Consolidated Central Declaratory Resolution, as amended as set forth above, and the Consolidated Creasy Lane Declaratory Resolution, as amended as set forth above, are hereinafter collectively referred to as the “Original Area Resolutions;”

WHEREAS, on April 23, 2020, the Commission adopted a resolution further amending the Original Area Resolutions and the 2019 Consolidated Plan (the “Amending Declaratory Resolution”) to include the construction of a five story mixed-use facility with 97 market-rate residential units and 2,000 square feet of office and retail space, together with any necessary appurtenances, related improvements and equipment, to be located at approximately 450 - 499 South Street in the City (collectively, the “2020 Projects”), all in, serving or benefiting the Consolidated Area (the 2019 Consolidated Plan, as amended, hereinafter referred to as the “2020 Consolidated Plan”); and

WHEREAS, Indiana Code 36-7-14 and Indiana Code 36-7-25, as amended and supplemented (the “Act”) require approval by the Tippecanoe County Area Plan Commission (the “Plan Commission”) of the Amending Declaratory Resolution and the 2020 Consolidated Plan;

WHEREAS, on May 20, 2020, the Plan Commission issued its order approving the Amending Declaratory Resolution and the 2020 Consolidated Plan (the “Order”) following the adoption of the Amending Declaratory Resolution and the 2020 Consolidated Plan by the Commission on April 23, 2020; and

WHEREAS, the Act requires the Common Council of the City to approve the Amending Declaratory Resolution, the 2020 Consolidated Plan and the Order of the Plan Commission;

NOW, THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, THAT:

Section 1. The Order of the Plan Commission approving the Amending Declaratory Resolution and the 2020 Consolidated Plan is in all respects hereby approved by the Common Council.

Section 2. The Amending Declaratory Resolution and the 2020 Consolidated Plan are in all respects hereby approved by the Common Council. The Clerk is hereby directed to file a copy of the Amending Declaratory Resolution, the 2020 Consolidated Plan and the order of the Plan Commission with the permanent minutes of this meeting.

Section 3. This Resolution shall be in full force and effect from and after its passage and approval by the Mayor.

Passed by the Common Council of the City of Lafayette, Indiana this 1st day of June, 2020.

COMMON COUNCIL OF THE CITY OF  
LAFAYETTE, INDIANA

\_\_\_\_\_  
Nancy Nargi, President

ATTEST:

\_\_\_\_\_  
Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, this 1st day of June, 2020.

\_\_\_\_\_  
Cindy Murray, City Clerk

Signed and approved by me, the Mayor of the City of Lafayette, Indiana, on this 1st day of June, 2020.

\_\_\_\_\_  
Tony Roswarski, Mayor

ATTEST:

\_\_\_\_\_  
Cindy Murray, City Clerk

20 NORTH 3RD STREET  
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242  
(765) 423-9154 [FAX]  
[www.tippecanoe.in.gov/apc](http://www.tippecanoe.in.gov/apc)

SALLIE DELL FAHEY  
EXECUTIVE DIRECTOR

May 21, 2020  
Ref. No.: 2020-111

Dennis Carson  
515 Columbia Street  
Lafayette, IN 47901

## CERTIFICATION

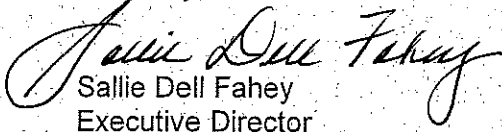
**RE: RESOLUTION 2020-03 ELLSWORTH PROJECT:**

A resolution determining that an amendment to the Consolidated Creasy/Central Lafayette Redevelopment Plan conforms to the Comprehensive Plan for Tippecanoe County, specifically the proposed Ellsworth Project to be built between South, 4th, 5th and Alabama Streets.

Dear Mr. Carson:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on May 20, 2020 the Area Plan Commission of Tippecanoe County voted 16 yes - 0 no on the motion to approve **RESOLUTION 2020-03**, the Order Determining that an amendment to the Consolidated Creasy/Central Lafayette Redevelopment Plan conforms to the Comprehensive Plan for Tippecanoe County.

Sincerely,



Sallie Dell Fahey  
Executive Director

SDF/crl

Enclosures: Staff Report & Resolution 2020-03

CC: Jacqueline Chosnek, Chosnek Law, PC  
Cullen Cochran, Dentons Bingham, Greenebaum  
Lafayette Common Council

RESOLUTION 2020-03

ORDER OF THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY DETERMINING THAT A RESOLUTION AMENDING THE ORIGINAL DECLARATORY RESOLUTIONS APPROVED AND ADOPTED BY THE LAFAYETTE REDEVELOPMENT COMMISSION CONFORMS TO THE COMPREHENSIVE PLAN AND APPROVING THE AMENDING RESOLUTION

WHEREAS, the City of Lafayette ("City") Redevelopment Commission (the "Commission"), on October 26, 2006, adopted Resolution No. LRC-2006-22 (the "Consolidated Central Declaratory Resolution") establishing the Consolidated Central Lafayette Redevelopment Area (the "Consolidated Central Area") and Consolidated Central Allocation Area in accordance with Indiana Code 36-7-14-39 and approving the Consolidated Central Lafayette Redevelopment Plan, as amended (the "Consolidated Central Plan") for the Consolidated Central Area;

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WHEREAS; the Consolidated Central Plan and the Consolidated Creasy Lane Plan are hereinafter collectively referred to as the "Original Plans";

WHEREAS, the Commission adopted Resolution No. LRC-2013-06 on February 25, 2013, to, among other matters, (i) expand the Consolidated Creasy Lane Area and Consolidated Creasy Lane Allocation Area by adding approximately 196 new acres to the Consolidated Creasy Lane Area and the Consolidated Creasy Lane Allocation Area; (ii) re-characterize the Consolidated Central Area as an economic development area pursuant Indiana Code 36-7-14-41; (iii) consolidate the Consolidated Central Area and the Consolidated Creasy Lane Area, as therein expanded, into one economic development area to be known as the "Consolidated Creasy/Central Economic Development Area" (the "2013 Consolidated Area"); and (iv) consolidate and amend the Original Plans (the "2013 Consolidated Plan");

WHEREAS, the Commission adopted Resolution No. LRC-2014-10 on August 28, 2014, to, among other matters, (i) expand the 2013 Consolidated Area (the 2013 Consolidated Area, as so amended, the "Consolidated Area"); and (ii) amend the 2013 Consolidated Plan to add projects thereto (as amended, the "2014 Consolidated Plan");

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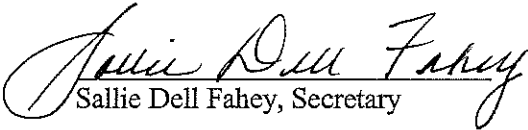
Passed by the Area Plan Commission of Tippecanoe County, this 20th day of May 2020.

AREA PLAN COMMISSION OF TIPPECANOE  
COUNTY



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Jackson W. Bogan, President

ATTEST:

  
Sallie Dell Fahey, Secretary

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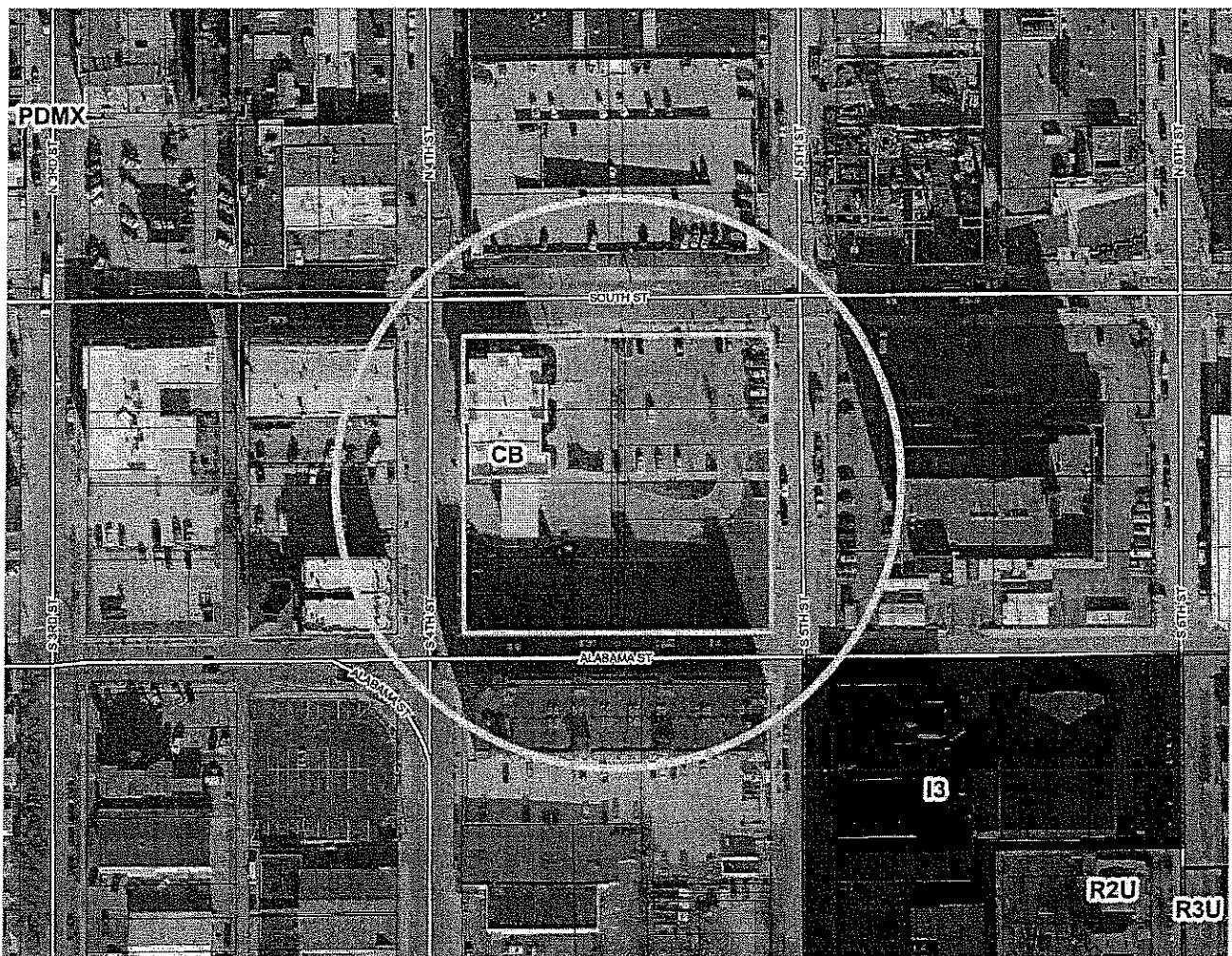
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**RESOLUTION 2020-03  
CONSOLIDATED CREASY/CENTRAL EDA-TIF:  
AN AMENDMENT TO ADD ELLSWORTH PROJECT TO THE DEVELOPMENT PLAN**

**STAFF REPORT  
May 14, 2020**

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"We can expect a more compact Downtown, centered along Main Street to its intersection with [the former rail corridor east of 9<sup>th</sup> Street]. Main Street's position as a shopping district of regional significance should be enhanced by the elimination of railroad right-of-way, and by moving through-traffic to Columbia and South Streets."

This project continues what the **Land Use Plan** envisioned in 1981 and the downtown's evolution to match that vision. Of additional importance to the downtown is that this project provides infill that supports the expansion of downtown to the south. Of equal importance is that this project will be constructed on what is currently a surface parking lot, the most inefficient use of downtown real estate.

In the 2011 updated **Housing Element** of the comprehensive plan various policy statements encourage downtown housing and the infrastructure to support it:

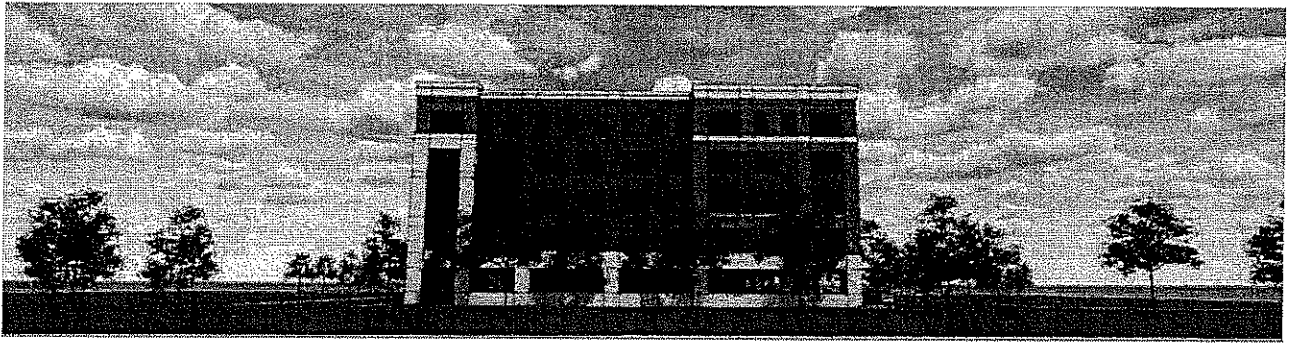
- #14 Create land use plans that...support growth in Downtown Lafayette....
- #23 Significant new residential construction...is to be constructed only in the presence of, or in conjunction with, sufficient levels of public services, facilities and all modes of transportation.

The 97 proposed residential units, supported with 2000 sq. ft. of ground floor office and retail, implements those policy statements.

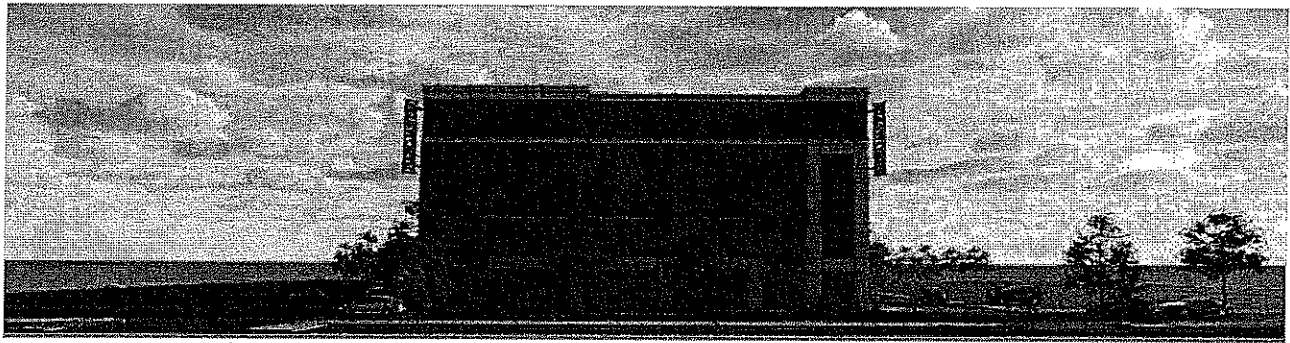
Staff is satisfied that the project amendment to the Consolidated Creasy/Central Economic Development Area Plan conforms to the adopted **Comprehensive Plan for Tippecanoe County** which includes the City of Lafayette.

#### **STAFF RECOMMENDATION**

Approval



SOUTH ELEVATION | ALABAMA STREET



NORTH ELEVATION | SOUTH STREET



WEST ELEVATION | REGIONS SITE - OLD US231



EAST ELEVATION | S 5th STREET